087.0	0002	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,100 /	858,100
					USE VALUE:	858,100 /	858,100
					ASSESSED:	858,100 /	858,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIAGIONI JOHN E/AGNES T/TRS
Owner 2:	AGNES T/JOHN E BIAGIONI REV
Owner 3:	FAMILY TRUST
Street 1:	101 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BIAGIONI JOHN E & AGNES T -
Owner 2:	-
Street 1:	101 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,816 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Wood Shingle Exterior and 2179 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6816.000	421,000		437,100	858,100
Total Card	0.156	421,000		437,100	858,100
Total Parcel	0.156	421,000		437,100	858,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.80 | /Parcel: 393.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 55004

GIS Ref

GIS Ref

Insp Date 09/21/18

!7075!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	421,000	0	6,816.	437,100	858,100	858,100	Year End Roll	12/18/2019
2019	101	FV	302,800	0	6,816.	405,900	708,700	708,700	Year End Roll	1/3/2019
2018	101	FV	302,800	0	6,816.	405,900	708,700	708,700	Year End Roll	12/20/2017
2017	101	FV	302,800	0	6,816.	356,000	658,800	658,800	Year End Roll	1/3/2017
2016	101	FV	302,800	0	6,816.	324,700	627,500	627,500	Year End	1/4/2016
2015	101	FV	290,400	0	6,816.	287,300	577,700	577,700	Year End Roll	12/11/2014
2014	101	FV	290,400	0	6,816.	271,600	562,000	562,000	Year End Roll	12/16/2013
2013	101	FV	290,400	0	6,816.	258,500	548,900	548,900		12/13/2012

PRINT

Date	Time
12/10/20	21:45:14

LAST REV

Date	Time
10/01/18	14:40:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7075

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIAGIONI JOHN E	47164-529		3/27/2006	Family	1	No	No		
	12732-444		11/29/1974		48,000	No	No		N

USER DEFINED

Prior Id # 1:	55004
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/1994	332		12,000					14X16 WDK-REPAIR F

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
4/3/2009	Measured	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6816		Sq. Ft.	Site		0	70.	0.92	12									437,137						437,100	

Total AC/HA: 0.15647 | Total SF/SM: 6816 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,137 | Spl Credit | Total: 437,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18653548
Const Adj.:	1.00889909
Adj $ / SQ:	161.608
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	517202
Depreciation:	96200
Depreciated Total:	421002

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

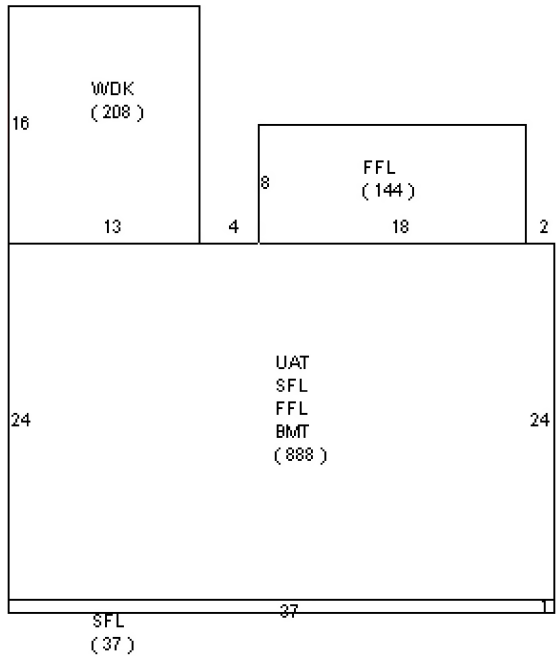
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.77
Special Features:	0	Val/Su Net:	128.55
Final Total:	421000	Val/Su SzAd	215.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	161.610	166,779
SFL	Second Floor	925	161.610	149,487
BMT	Basement	888	56.360	50,048
UAT	Upper Attic	222	64.640	14,351
WDK	Deck	208	10.900	2,268

Net Sketched Area:	3,275			Total:	382,933
Size Ad	1957	Gross Are	3941	FinArea	2179

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	